

LIBERTY EXECUTIVE PARK BUILD-TO-SUIT

Available SF: 20,000 - 50,000 SF

2310 LANDON RD
NORTH LIBERTY, IA 52317



ADAM GIBBS, SIOR

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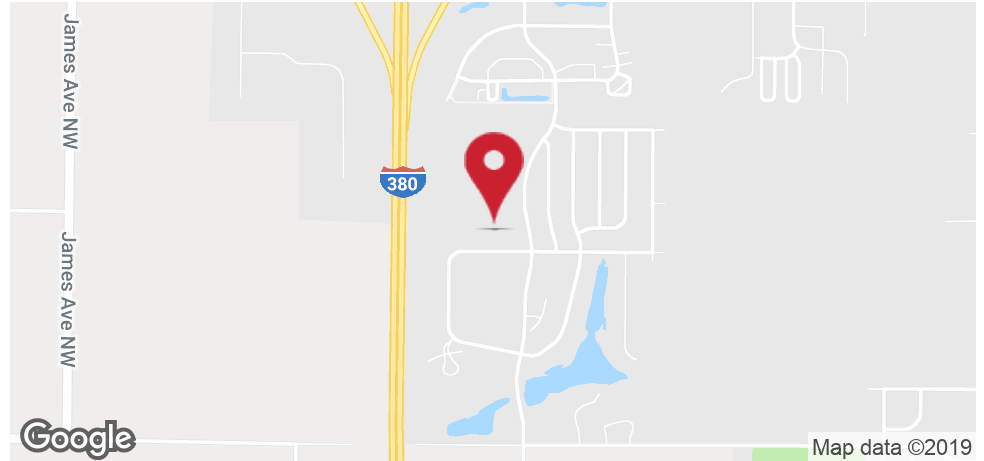
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$18.00 SF/yr (NNN)

Building Size: 50,000 SF

Available SF: 20,000 - 50,000 SF

Lot Size: 6.57 Acres

Zoning: O/RP

LOCATION OVERVIEW

Located in Liberty Executive Park within close proximity of the new Forevergreen Road/I-380 interchange scheduled to be open Fall 2019.

PROPERTY OVERVIEW

Build-to-suit opportunity. Lease or buy a customized office building. All office opportunities will be considered. Photo is concept only.

PROPERTY HIGHLIGHTS

- GreenState Credit Union Headquarters, GEICO Insurance, and Corridor Business Journal also located here
- New Forevergreen Road/I-380 interchange just south of the development

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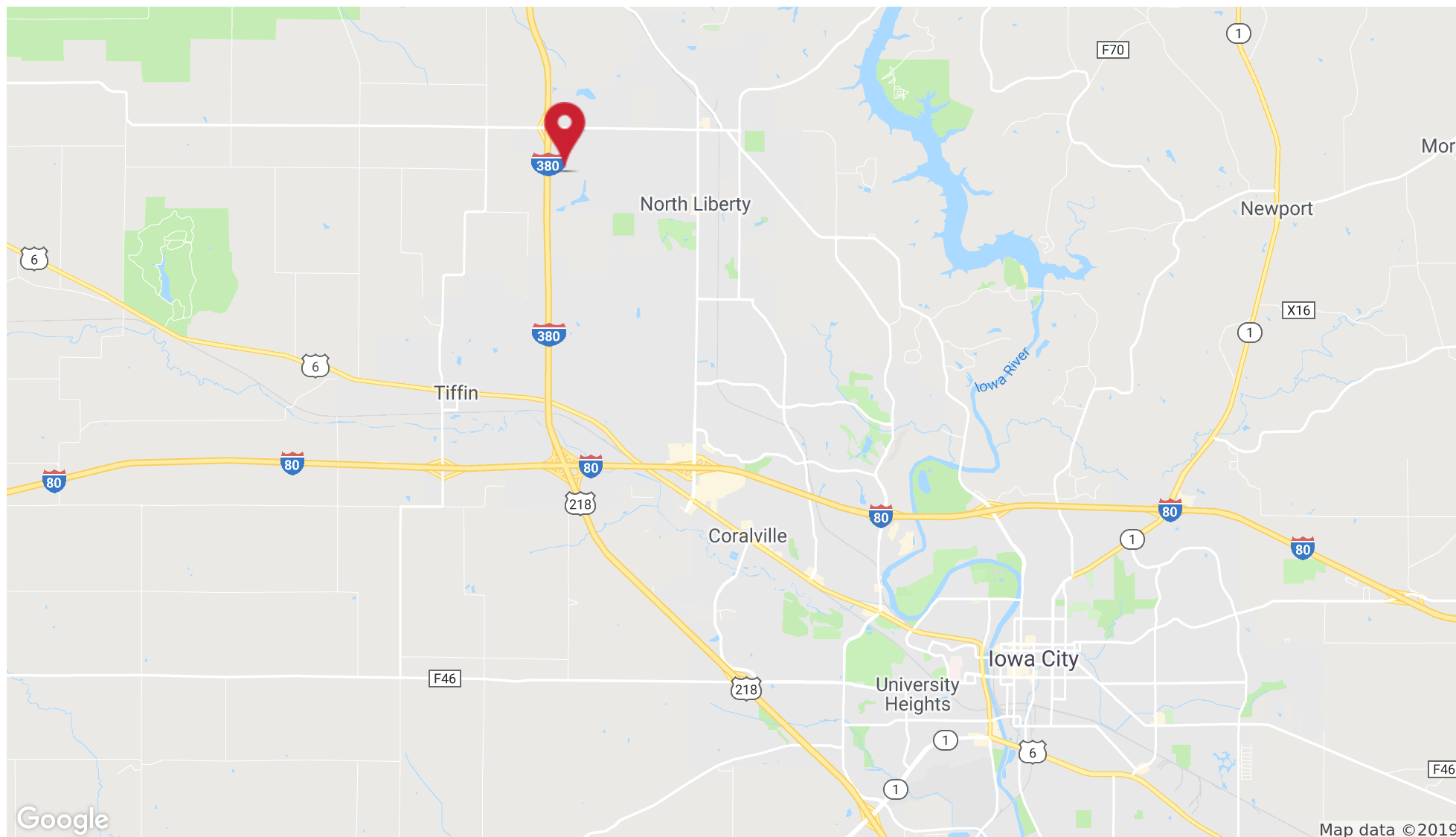
All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

AERIAL MAP



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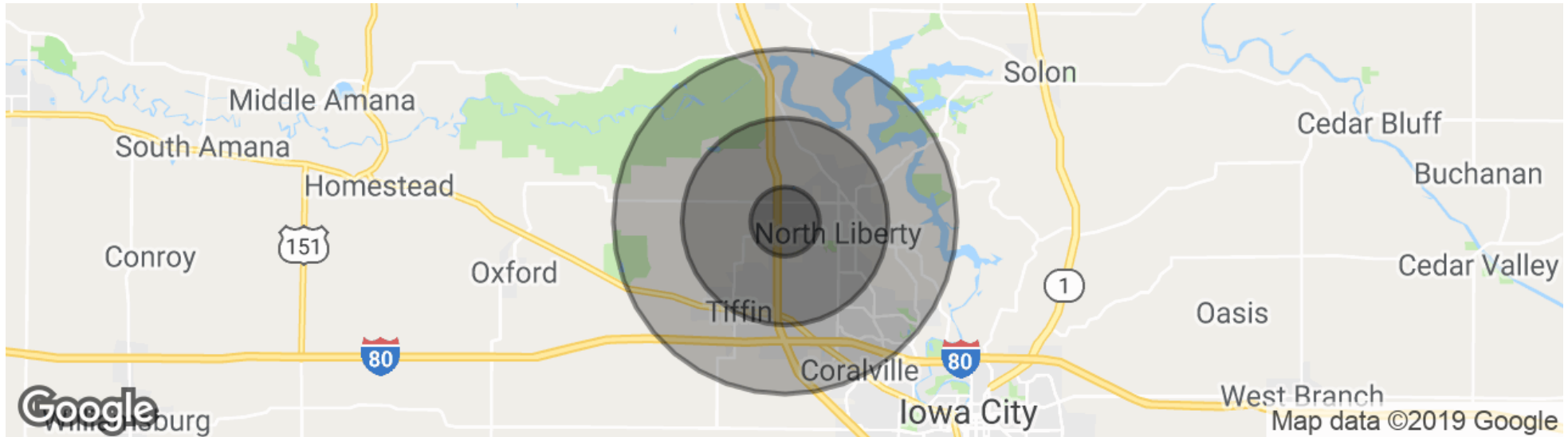
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
2019 Estimated Population	2,782	25,586	42,585
Median age	30.0	32.6	32.5
Median age (Male)	30.0	32.2	32.3
Median age (Female)	30.0	33.1	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2019 Estimated Households	1,179	10,347	17,673
# of persons per Household	2.3	2.5	2.5
2019 Estimated Avg Household Income	\$83,975	\$89,374	\$92,565
Average house value	\$171,954	\$208,094	\$213,124

** Demographic data derived from 2010 US Census*

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